

P03-0182

RESOLUTION NO. 20437

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA AMENDING THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN TO CHANGE THE REQUIRED PARKING SETBACKS AND BUILDING SETBACKS FOR INDUSTRIAL BUILDINGS WITHIN THE SPECIFIC PLAN AREA.

WHEREAS the Planning Commission of the City of Riverside of the City of Riverside, California, advertised for and held a public hearing on April 4, 2003, to consider the proposed amendment to the Sycamore Canyon Business Park Specific Plan (Case P03-0182) and recommended to the City Council that the amendment be approved to change the required parking setbacks and building setback development standards for industrial buildings within the Sycamore Canyon Business Park Specific Plan area; and

WHEREAS, the City Council advertised for and held a public hearing on May 6, 2003, to consider case P03-0182; and

WHEREAS the City Council received and considered the reports and recommendations from the City Planning Commission and all other testimony, both written and oral, presented at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City Council of the City of Riverside, California as follows:

Section 1: It is in the public interest to amend the Sycamore Canyon Business Park Specific Plan are more particularly described below.

Section 2: It is the independent judgment of the City Council that the amendment will not have a significant effect on the environment and a mitigated Negative Declaration be adopted.

Section 3: The Sycamore Canyon Business Park Specific Plan is hereby amended by changing the required parking setbacks and building setback requirements of industrial buildings within the Sycamore Canyon Business Park Specific Plan area as set forth in section "3.2.1 Setback Standards" and in section "3.3 Parking Standards", as set forth in Exhibit A, attached hereto and incorporated by this reference as if fully set forth herein.

Section 4: The amendments adopted by this resolution shall be incorporated into the “Sycamore Canyon Business Park Specific Plan” document and shall be noted as appropriate in the General Plan and on the appropriate Specific Plan maps previously adopted by the City Council.

ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 3rd day of June, 2003.

Mayor of the City of Riverside

Attest:

City Clerk of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the 3rd day of June, 2003, by the following vote, to wit:

Ayes: Councilmembers Beaty, Moore, Defenbaugh, Schiavone, Adkison, Hart, and Pearson

Noes: None

Absent: None

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the
City of Riverside, California, this 3rd day of June, 2003.

City Clerk of the City of Riverside

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SYCAMORE CANYON BUSINESS PARK SP

3.2.1 SETBACK STANDARDS

The following setbacks shall be required ~~for all arterial streets within the Industrial and Industrial Support designated properties within the Plan Area:~~

- **Front Yards -**
 - A. **For arterial streets and buildings over thirty-feet in height: A front yard having an average depth of fifty feet but in no case less than forty feet except as indicated below. The front twenty feet of such front yard shall be suitably landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard. Off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than six feet in height shall be permitted in the rear thirty feet of any required front yard. A front yard having a minimum depth of forty feet shall be permitted when such yard is landscaped in its entirety, except that a driveway parallel to the front property line a maximum of twelve feet in width may be located within this landscaped front yard;**
 - B. **For all other streets where the building is less than thirty-feet in height: A front yard having a depth of twenty-feet. The entirety of which shall be suitably landscaped with plant materials and adequately maintained. Notwithstanding any other provision of this Title to the contrary, pedestrian walks, vehicular access drives and railroad tracks which are perpendicular to the front property line in the front twenty feet, meter pits and utility manholes extending not more than six inches above finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in any front yard. 50 foot Landscaped building setback**
- **Side Yards - shall not be required, except that minimum side yards of fifty feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a side yard abuts a street, such side yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses; 20 foot building setback with no landscape requirement**
- **Rear Yard - shall not be required, except that a minimum rear yard of fifty feet shall be required wherever a lot or parcel in the MP zone abuts a lot or parcel in any R zone. In the event a rear yard abuts a street, such rear yard shall meet all of the minimum requirements for a front yard and may be used in accordance with the front yard provisions pertaining to permitted uses, 20-foot building setback with no Landscape requirement with the exception of all lots adjacent to Sycamore Canyon Park which shall have a 20 foot landscaped building setback**

~~Interior Side Street - 20-foot Landscaped building setback~~

The following landscape setbacks shall be required in the Retail Business Office designated properties (Motofair Project):

- ~~Sycamore Canyon Boulevard - Minimum landscaped front setback of 15'~~
- ~~Cottonwood Avenue - Minimum landscaped front setback of 10'~~
- ~~Alessandro Blvd. - 50' landscaped/ building setback (North side of Alessandro Blvd)~~
- ~~Interior Streets - Minimum 10' landscaped front setback~~

For purposes of this section the landscaped setback shall be required with the exception of those lots westerly of Sycamore Canyon Boulevard, where the existing 20' rear side yard setbacks shall be retained adjacent to the Park only.

3.3 PARKING STANDARDS

Parking Standards are necessary to assure public safety and convenience, prevent congestion and increase site efficiency.

The following requirements for off-street parking and loading facilities apply to all development within the Plan:

- The basic design requirements of all onsite parking areas shall conform to Chapter 19.74 of the City Code unless specifically amended by details of this Plan.
- All required parking shall be provided onsite.
- Setbacks for parking shall be 20 feet from the right-of-way.

Parking space shall be required as follows:

- Warehousing or building for storage - One space per 1,000 sq.ft.
- Manufacturing - One space per 350 sq.ft.
- Administrative/Office - One space per 250 sq.ft.
- Mixed-use tenancy (storage/distribution/manufacturing with limited space devoted to exclusive office space) with less than 25% administrative/office use - One space per 300 sq.ft.

No required parking shall be provided within the required front setback area.



Landscaping within parking lots shall be reviewed and approved by the Design Review Board and conformance to standards of this Plan and the City Code. Such landscaping should include use of tree wells or planters at the